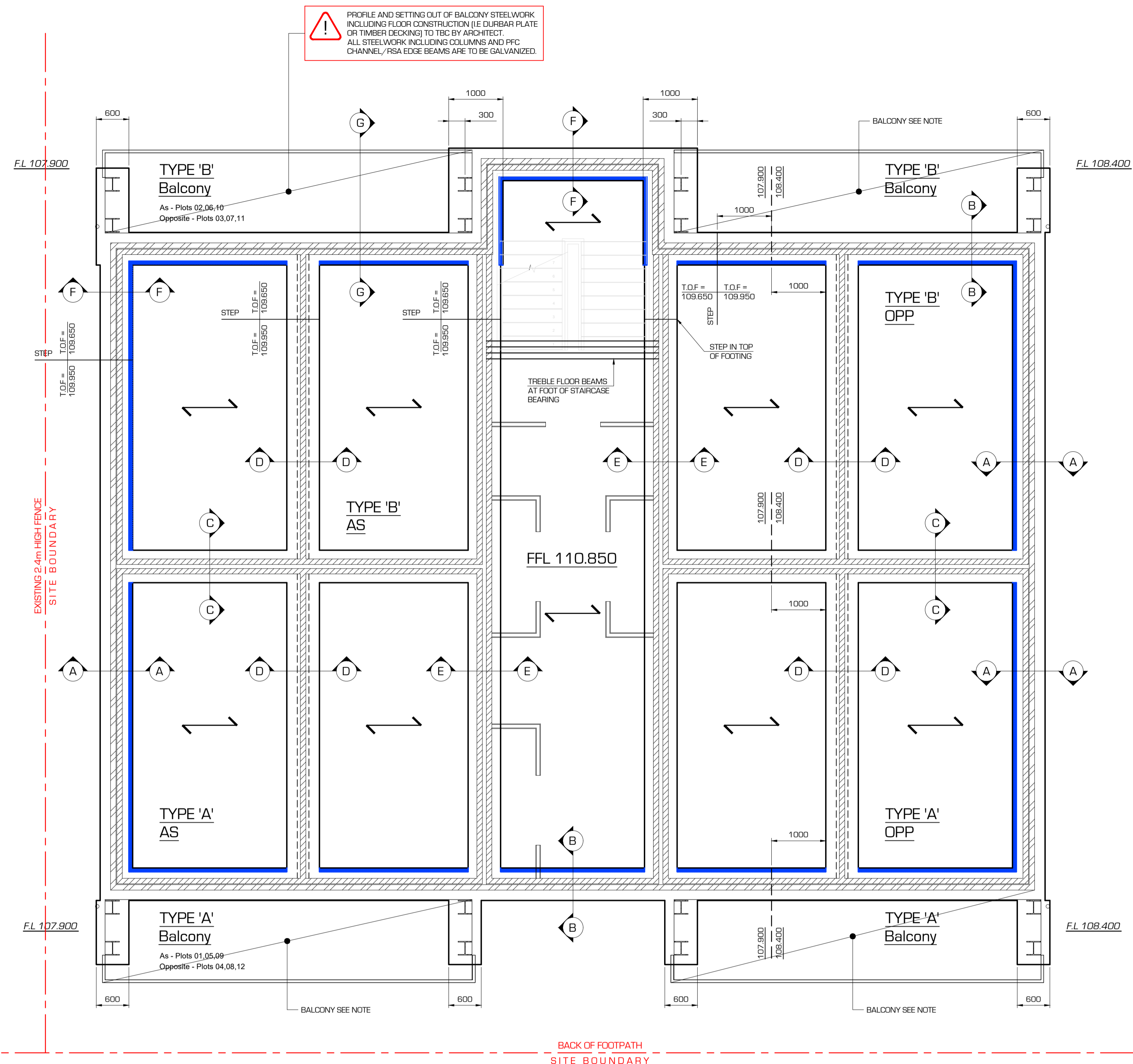


PROFILE AND SETTING OUT OF BALCONY STEELWORK INCLUDING FLOOR CONSTRUCTION (IE CURB BAR PLATE OR TIMBER DECKING) TO BE BY ARCHITECT. ALL STEELWORK INCLUDING COLUMNS AND PFC CHANNEL/RSA EDGE BEAMS ARE TO BE GALVANIZED.

THE MAIN CONTRACTOR IS TO INSTALL ALL NECESSARY TEMPORARY WORKS AND PROPPING/ SHORING SUPPORT TO MAINTAIN AND SAFEGUARD THE STABILITY OF THE EXISTING PUBLIC FOOTPATH AND ADJACENT LAND ALONG THE SITE BOUNDARY, AT ALL TIMES DURING THE CONSTRUCTION PERIOD. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CURRENT HEALTH & SAFETY, REGULATIONS AND DESIGN RISK ASSESSMENTS.

- THE BUILDING SETTING OUT DIMENSIONS ARE TO BE PROVIDED BY THE ARCHITECT AND MUST BE READ IN CONJUNCTION WITH THE SPECIALIST TIMBER FRAME DRAWINGS. THE MAIN CONTRACTOR IS TO CHECK AND VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR SETTING OUT PURPOSES.
- TIMBER FRAME SOLE PLATE FIXING UPON (7.3N/mm²) SOLID MEDIUM DENSE COURSING BLOCK IN ACCORDANCE WITH TIMBER FRAME MANUFACTURERS REQUIREMENTS AND DETAILS.
- ALL EXISTING SERVICES TO BE LOCATED BY THE CONTRACTOR ON SITE PRIOR TO NEW EXCAVATION WORKS. LINE AND DEPTH OF EXISTING DRAINAGE RUNS ARE TO BE ESTABLISHED. FOUNDATIONS ADJACENT TO DRAINAGE SERVICES LESS THAN 5.0m AWAY MUST BE STEPPED DOWN LOCALLY A MIN. 100mm BELOW INVERT LEVELS TO AVOID ANY LOADING FORCES SURCHARGING THE SERVICES.
- EXISTING BURIED CONCRETE FOUNDATIONS AND/OR ANY OBSTRUCTIONS ETC. ENCOUNTERED DURING EXCAVATION WORKS MUST BE FULLY GRUBBED OUT AND REMOVED. NEW FOOTINGS ARE TO EXTEND BELOW ANY DISTURBED GROUND & A MINIMUM OF 100mm INTO THE NATURAL BEARING STRATA.
- ALL FORMATION LEVELS TO BE INSPECTED AND APPROVED ON SITE BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER DURING EXCAVATION WORKS AND MUST BE TAKEN BELOW ANY SIGNS OF EXISTING TREE ROOT ACTIVITY WITH REFERENCE TO CHAPTER 4.2 (BUILDING NEAR TREES) AND ARE BASED ON NATURAL SOILS WITH HIGH VOLUME CHANGE.
- THE ANTICIPATED FORMATION LEVELS INDICATED ON THIS DRAWING ARE MINIMUM REQUIRED DEPTHS BASED ON THE TRIAL PIT DATA FROM THE GROUND INVESTIGATION REPORT AND MUST BE TAKEN DOWN BELOW ANY DISTURBED GROUND A MINIMUM OF 100mm INTO THE NATURAL FIRM GRAVELLY CLAY FORMATION BEARING STRATA. THE SUGGESTED STEP LOCATIONS & FORMATION LEVELS ARE ESTIMATED ONLY AND MUST BE VERIFIED AND APPROVED ON SITE BY THE NHBC AND/OR LOCAL AUTHORITY BUILDING INSPECTOR DURING EXCAVATION WORKS.
- ANY PROPOSED PLANTING TO BE SUBMITTED TO THE STRUCTURAL ENGINEER TO ASSESS THE POTENTIAL IMPACT ON FOUNDATIONS PRIOR TO PLANTING. PLANTING MUST BE OF LOW WATER DEMAND, NO GREATER THAN 10m MATURE HEIGHT AND A MINIMUM OF 5.0m DISTANCE AWAY FROM THE BUILDING FOUNDATIONS.

- GENERAL NOTES:**
- DO NOT SCALE THIS DRAWING FOR DISCREPANCIES OR OMISSIONS CONTACT THE ENGINEER PRIOR TO WORK COMMENCING.
 - MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT PROJECT SPECIFICATIONS, CURRENT CODES OF PRACTICE AND BUILDING REGULATIONS.
 - THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ENGINEER AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER DESIGN DISCIPLINES.
 - UPON RECEIPT OF THIRD PARTY SUB CONTRACT DESIGN ELEMENTS REQUIRING CHECKING BY CES, A MINIMUM OF FIVE WORKING DAYS ARE REQUIRED FOR RETURN OF RESPONSE.



FOR ALL SUBSTRUCTURE NOTES & SECTIONS REFER TO DRG No: 19254-S201

FOR DRAINAGE LAYOUT & EXTERNAL LEVELS REFER TO DRG No: 19254-C01

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015. SIGNIFICANT ITEMS OF RESIDUAL RISK FOLLOWING DESIGN REVIEW NOTED THUS:

RISK & ADVICE IDENTIFIED WITHIN BOX

Rev	Date	Amendment	By

FOUNDATION PLAN SHOWING GROUND FLOOR SLAB LAYOUT SCALE 1:50

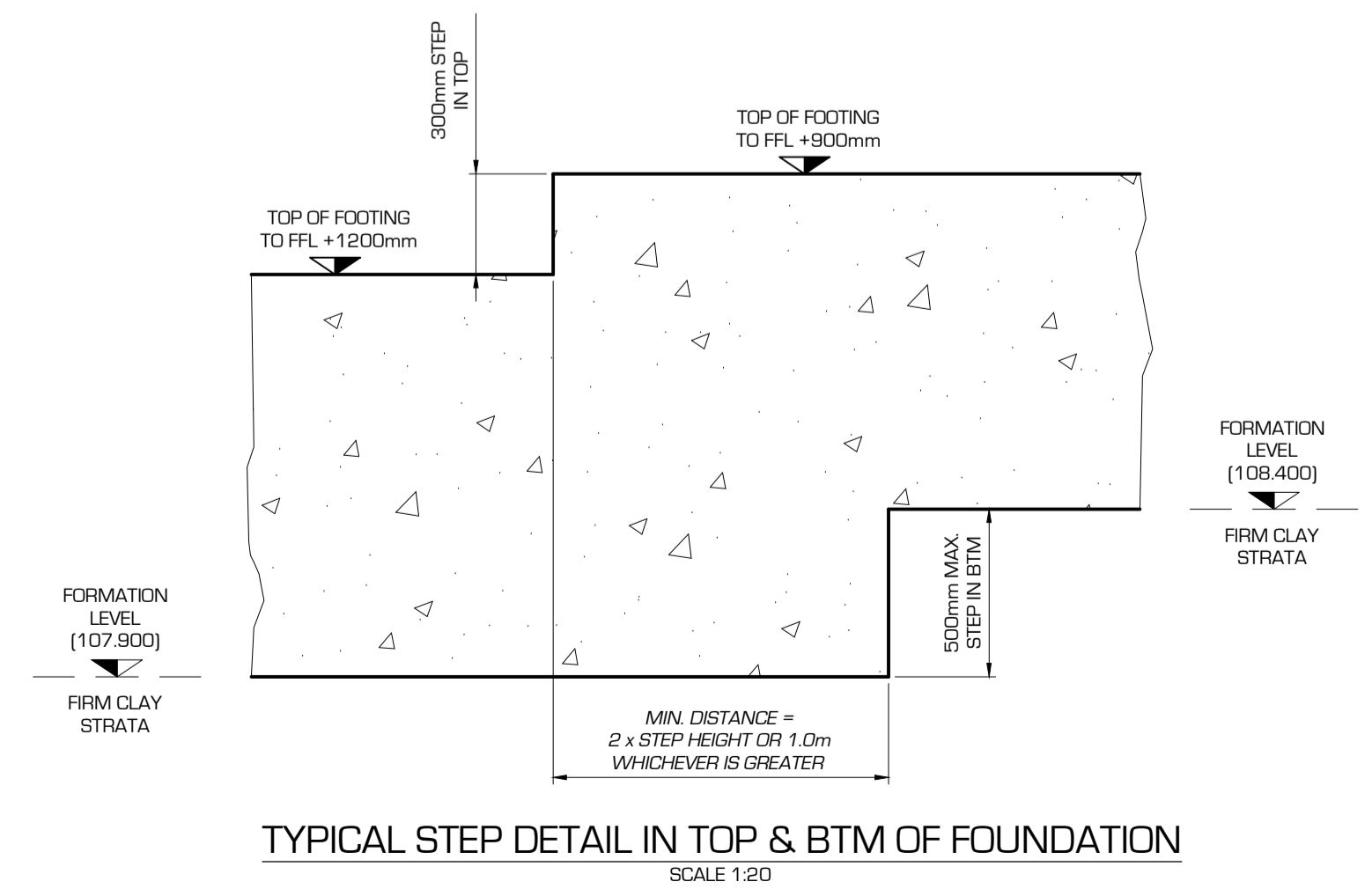
T.O.F = FFL -900mm MIN. (UNLESS NOTED OTHERWISE) REFER TO PLAN FOR STEP LOCATIONS

ALL FOOTING WIDTHS ARE TO BE 600mm WIDE (UNLESS NOTED OTHERWISE)

REFERENCE	DESIGNATION
	INDICATES SPAN DIRECTION OF 150mm DEEP BEAM & BLOCK FLOOR TO SPECIALIST MANUFACTURERS DESIGN & DETAILS. REFER TO LOAD TABLE FOR DESIGN LOAD REQUIREMENTS
F.L. 140.000	DENOTES APPROXIMATE FORMATION LEVEL FROM LOWEST GROUND LEVEL, (EXISTING OR PROPOSED) IF LEVELS ARE NOT SHOWN ON PLAN REFER TO TABLE SCHEDULE
50.000 49.550	DENOTES STEP TO UNDERSIDE OF FOUNDATION
T.O.F = 138.800 T.O.F = 138.350	DENOTES SUGGESTED CHANGE / STEP IN TOP OF FOUNDATION (T.O.F) LEVEL TO OFFER A MIN. OF 750mm FROM F.F.L. TO TOP OF FOUNDATIONS
	ON PLAN INDICATES CORDEX HEAVEGUARD 70mm COMPRESSIBLE POLYSTYRENE MATERIAL TO INSIDE FACE OF ALL EXTERNAL PERIMETER FOOTINGS WHERE DEPTHS EXCEED 1.5m BASED ON NHBC CHAPTER 4.2 AND HIGH VOLUME CHANGE

BEAM & BLOCK FLOOR LOADING TABLE		
ALL LOADS ARE UNFACTORED WORKING LOADS & EXCLUDE SELF WEIGHT OF THE BEAM & BLOCK FLOOR		
FINISHES	gk (DEAD)	qk (IMPOSED)
	2.15kN/m ²	
IMPOSED LOAD		2.1kN/m ² OR 1.4kN POINT LOAD WHICHEVER YIELDS GREATER FORCE
COMMUNAL AREAS		4.0kN/m ² OR 4.5kN POINT LOAD WHICHEVER YIELDS GREATER FORCE

MASONRY SCHEDULE	
REFERENCE	DESIGNATION
	SUBSTRUCTURE - 102.5mm WIDE 50N/mm ² ENGINEERING BRICKWORK MORTAR STRENGTH CLASS M12 TO BS5628-1:2005 BELOW DPC
	SUBSTRUCTURE - 100mm WIDE 7.3N/mm ² SOLID MEDIUM DENSE BLOCKWORK MORTAR STRENGTH CLASS M12 TO BS5628-1:2005 BELOW DPC
	SUBSTRUCTURE - 215mm WIDE 7.3N/mm ² SOLID MEDIUM DENSE BLOCKWORK SLEEPER WALLS MORTAR STRENGTH CLASS M12 TO BS5628-1:2005 BELOW DPC



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TENDER

Client: Accord Group
 Project: Charm Redditch Phase II
 Title: Apartment Block Substructure G.A

Date	Drawn	Checked	Approved
D4.01.21	AP	SK	NG

Drawing Number	Scale	Size	Revision
19254-S200	1:50	A1	*